

UNITED STATES BANKRUPTCY COURT
DISTRICT OF MASSACHUSETTS
(Eastern Division)

In re

BARRY WISNER CHAPIN

Debtor

Chapter 7

Case No. 20-10324-JEB

REPORT OF CHAPTER 7 TRUSTEE REGARDING
PRIVATE SALE OF REAL PROPERTY
(225 NE 1st Street, No. 406, Delray Beach, Florida)

Pursuant to Fed. Rule Bankruptcy 6004, Harold B. Murphy, the Chapter 7 trustee (the “Trustee”) of the bankruptcy estate (the “Estate”) of Barry Wisner Chapin (the “Debtor”) submits a report with regard the private sale of 225 NE 1st Street, No. 406, Delray Beach, Florida (the “Astor Condo”), as follows:

1. On April 22, 2020, the Trustee filed the *Motion by Chapter 7 Trustee for Entry of Order Authorizing The Sale of Real Property by Private Sale, Free and Clear of Liens, Claims, Interests, and Encumbrances (225 NE 1st Street, No. 406, Delray Beach, Florida)* [ECF No. 64] (the “Sale Motion.”) By the Sale Motion, the Trustee sought to sell the Estate’s right, title and interest in the Astor Condo by private sale.

2. On October 9, 2020, the Court entered an order [ECF No. 358] authorizing the Trustee to sell the Astor Condo by private sale to Richard and Julie Simon (the “Purchasers”) for the sum of \$652,000.

3. On June 1, 2020, the Trustee closed the sale of the Astor Condo to the Purchasers.

Respectfully submitted,

HAROLD B. MURPHY, Chapter 7 Trustee
of Barry Wisner Chapin

By his counsel,

/s/ Kathleen R. Cruickshank
Harold B. Murphy (BBO #362610)
Kathleen R. Cruickshank (BBO #550675)
Murphy & King, Professional Corporation
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Tel: (617) 423-0400
Email: kcruickshank@murphyking.com

Dated: February 2, 2022

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UNITED STATES BANKRUPTCY COURT
DISTRICT OF MASSACHUSETTS
EASTERN DIVISION

)			
In re:)			
)			
BARRY WISNER CHAPIN,)		Chapter 7	
)		Case No. 20-10324-JEB	
)			
Debtor.)			
)			

CERTIFICATE OF SERVICE

I, Kathleen R. Cruickshank, hereby certify that on February 2, 2022, I caused a copy of the *Report of Chapter 7 Trustee Regarding Private Sale of Real Property (225 NE 1st Street, No. 406, Delray Beach, Florida)* to be served via this court's CM/ECF System and/or first class mail, postage prepaid on the parties as indicated on the attached service list.

/s/ Kathleen R. Cruickshank
Kathleen R. Cruickshank (BBO #550675)
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DATED: February 2, 2022
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BARRY WISNER CHAPIN

Case No. 20-10324

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Northborough, MA 01532